

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

October 9, 2008

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:31 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Laura Foster, Craig Nicholson, Marco Innocenti (Board Member Arthur Munoz absent), Mr. Rodriguez (unit 118), Cathy Leyva (unit 369, Landscaping volunteer), James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

In attendance, Mr. Rodriguez (unit 118) requested the Homeowner's Assn. reimburse him for carpet damage due to a plumbing leak in an adjoining unit and requested the Association install pagoda lights on the path behind building 7628, between the existing sidewalks; The Board declined reimbursement for carpet cleaning citing homeowner responsibility for interior unit damage; pathway lighting will be looked into.

Meeting Minutes: The **September Board Meeting minutes** (9/11/08) were reviewed and **approved** as presented.

Treasurer's Report:

	September '08	YTD
Total Income	\$67,027.67	\$713,468.71
Operating Expenses	30,032.42	234,987.43
Reserve Expenditures	6,359.95	130,096.82
Total Expenditures	36,392.37	365,084.25
Transfer to Reserve	(30,635.30)	(377,555.46)
Transfer from Reserve	0	30,000.00
Total in Savings	\$577,472.09	

James N. reported Operating Expenses are approximately 23% below budget allocation. The **September** Treasurer's Report was unanimously **accepted** as presented. The Board signed the updated **CDARS Corporate Resolution**.

Old Business

The Board addressed:

- **Concrete swale at end of building 7606 by #104:** Issue tabled while advice on this addition is obtained from the City of Goleta;
- **Pool repairs:** Having received additional information on concrete surfacing, Todd M. agreed to discuss the plan with the Perfect Pools, possibly revising or renegotiating the contract; the Board approved Todd M. making the final decision following the discussions;

- **Concrete repairs:** bid for repairing the (tree root) lifted sidewalk section at building 7610 from Qualified Concrete (\$1,332) approved by the Board; Todd M. and Craig N. to survey the Grove for required sidewalk concrete repairs;
- **Miscellaneous maintenance items:** Board approved removal of deteriorated anti-skid strips on foot bridge; location of pool pump room key sought; Board to follow-up on future repair projects, seeking Homeowners comments / input on the repairs and process;
- **Policy for fumigation:** no further action taken.

New Business

Items addressed:

- **Sump pump repair (unit 119):** Board approved bid from Sea View Constr. for refurbishment of existing system for \$684.58;
- **Wrought iron railing repaint:** the Board agreed to defer this project for 6 months, citing general condition of railings;
- **Path pagoda lighting at rear of bldg. 7628:** tabled until October meeting;
- **Annual financial review/audit:** the Board approved an audit to be performed by Purdy and Co., CPA, for \$1,400;
- **Fidelity insurance policy:** James N. delivered the policy to the Board.

(At this time, the Board adjourned to **Executive Session**)

The August meeting was **adjourned** at 8:22 pm.

The next Board meeting is scheduled for **6:30 pm., Thursday, October 9, 2008**, at the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA. Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe